

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Wallace Drive, Wickford
Asking Price £325,000

Cowling & Payne are delighted to market this 2 bedroom semi-detached house conveniently situated on the popular Wick Meadows Estate.

The home features a welcoming reception room, perfect for relaxing or entertaining guests, alongside an additional reception room which could be utilised as a dining room/home office or playroom. Both reception rooms offer direct access out to the rear garden. There is also a convenient wc situated on the ground floor.

On the first floor, there is two double bedrooms and a 3 piece bathroom.

Off-street parking is available, providing a secure and convenient solution for your vehicle.

Another feature of this home is its low-maintenance garden, offering outdoor space without the burden of extensive upkeep.

Situated conveniently near Silva Island Way, residents will find a variety of shops and a local doctor's surgery within easy reach, making daily errands and healthcare access straightforward.

In summary, this semi-detached house on Wallace Drive presents an excellent opportunity for those looking for a comfortable and practical home in Wickford. With its spacious interiors, low-maintenance garden, and proximity to local conveniences, it is a property not to be missed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

ENTRANCE HALL

WC

KITCHEN

LIVING ROOM

RECEPTION ROOM 2

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BATHROOM

PRIVATE REAR GARDEN

CHAIN FREE

Disclaimer

Whilst we make enquiries with the Seller to

ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Approx Gross Internal Area
75 sq m / 809 sq ft



Ground Floor
Approx 45 sq m / 481 sq ft

First Floor
Approx 31 sq m / 329 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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